



## CITY OF GREENWOOD

### REPORT OF TECHNICAL REVIEW COMMITTEE

Docket#: PC2006-009 Date of Report: 2/15/06  
Project: Endress & Hauser – Site Development Plan  
Charles Coyle, Force Design and Mark Snodgrass, Endress + Hauser  
Representative: Bill Snodgrass, P.E. (mechanical); Denny Birchum, Todd Meadows & Todd Terry (Shiel Sexton)

#### Project Description:

Adding a new industrial building. Located on south side of Worthsville Rd., east of U.S. 31 and north of Pushville Road. Endress & Hauser is on the cul-de-sac at the north end of Endress Place. Site is 15 acres southwest of the existing headquarters office. New building will be over 71,000 sq. ft. in area.

#### Minutes/Comments:

Present: Johnson, Weber, Luzier, Riddle, Ferguson, Peoni, and Springer  
Johnson presented copies of Fire Dept. review. Ferguson presented copy of landscape review report. Drainage is proposed to include dry detention area. That will need BPWS approval.  
Motion by Springer. Second by Johnson. All ayes. Motion carried.

The Technical Review Committee, having reviewed the above plat/plans and related documents, makes the following report:

*That the Plat and/or Plans have been prepared in accordance with the terms of the SUBDIVISION CONTROL, STORMWATER DRAINAGE AND ZONING ORDINANCES*

#### With the following conditions:

1. Inspection agreement, performance guarantees, and dedications shall be executed with the BPWS prior to issuance of land alteration permit.
2. Sewer Availability Fee (SAF) shall be paid prior to issuance of building permit.
3. Plans shall note that the developer is responsible for completing all improvements in compliance with city standards and ordinances and the project engineer is responsible for design of all improvements in compliance with city standards and ordinances.
4. Landscape plans shall be subject to revision as per written staff report.
5. All written comments listed in Senior Planner's report shall be met. (attached)
6. All written comments listed in Fire Department's report shall be met. (attached)
7. Trail/Pathway along 750N shall be subject to further review and approval by city. Once determined, a cross-section detail shall be added to the plans. *Trail shall be installed along with Phase 2 of the project expansion or by March 2009 – whichever comes first.*
8. Encroachment consent letter from pipeline company shall be submitted prior to any work within that easement.
9. Worthsville Road (750N) shall have a total half r-o-way dedication of fifty (50) feet.
10. All easements and record references along 750 North shall be shown on the plans.
11. Plans shall note that all on-site stormwater pipes and structures will be privately owned and maintained.
12. Proposed dry detention area for stormwater shall be subject to further review and approval by City Engineer and subject to BPWS approval. (including – grant of limited drainage easement).
13. Drainage plans and calculations shall be subject to approval by Jo. Co. Drainage Board prior to issuance of land alteration permit.
14. Two erosion control notes shall be added to the plans:
  - A. Erosion control measures/methods shall comply with the Indiana Handbook for Erosion Control in Developing Areas;
  - B. City Engineer shall have the authority to require additional erosion control measures should site conditions warrant during the course of construction.
- ~~15. Plans shall include a ten (10) foot wide asphalt pathway along the entire Worthsville Road (750N) frontage of the property.~~

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Chairman